

We, JOHN P. JABAR and GEORGE M. JABAR, II, both
 of Waterville, County of Kennebec and State of Maine,
 (being unmarried) for consideration paid, **007187**
 grant to MICHAEL TOFANI and CHRISTINE R. TOFANI, husband and wife,

of Rockland, County of Knox and State of Maine,
 with **warranty covenants**, as joint tenants, the land in **Waterville**, Kennebec
 County, State of Maine.

TRANSFER
 TAX
 PAID

See attached Exhibit A

Witness our hands and seals this _____ day of April 19 89.

John P. Jabar
 John P. Jabar

George M. Jabar, II
 George M. Jabar, II

State of Maine, County of Kennebec

ss.:

April

1989

Then personally appeared the above named John P. Jabar and George M. Jabar, II
 and acknowledged the foregoing instruments to be their free act and deed.

Before me,

Patsy A. Vezina
 PATSY A. VEZINA

☐ Justice of the Peace
☐ Attorney at Law
☒ Notary Public

A certain lot or parcel of land located on the westerly end of Prospect Street and on the easterly side of Lantern Lane in Waterville, Kennebec County and State of Maine and further bounded and described as follows, to wit:

Beginning at an iron pin on the southerly side of Prospect Street, said iron pin marking a northwesterly corner of land now or formerly owned by Hughes as recorded in the Kennebec County Registry of Deeds in Book 1415, Page 176. Thence north sixty degrees forty-seven minutes fifty-five seconds west (N 60° 47' 55" W) along a parcel of land designated as "Cosgrove Home Lot" on a plan entitled "Plan of Cosgrove Subdivision", Plan #E-87035, dated February 2, 1987 and recorded on March 11, 1987 in the Kennebec County Registry of Deeds for three hundred two and zero hundredths feet (302.00'), more or less, to an iron pin. Thence south seventy-five degrees nineteen minutes twenty-one seconds west (S 75° 19' 21" W) along the land designated as "Cosgrove Home Lot" on the aforementioned plan for forty-one and five hundredths feet (41.05'), more or less, to an iron pin on the easterly side of Lantern Lane. Thence along the easterly line of Lantern Lane, in a southerly direction to an iron pin marking the northwesterly corner of land now owned by Willette as recorded in Kennebec County Registry of Deeds, Book 1033, Page 320. Thence south sixty degrees forty-seven minutes fifty-five seconds east (S 60° 47' 55" E) a distance of three hundred forty-four and ninety-eight hundredths feet (344.98') to an iron pin. Thence north twenty-nine degrees fifty-two minutes and fifty seconds east (N 29° 52' 50" E) a distance of one hundred thirty-nine and ninety-one hundredths feet (139.91') to the point of beginning.

The herein described parcel of land contains one and nine hundredths acres (1.09 Ac.), more or less.

Meaning and intending to convey and hereby conveying Lot #4 on a plan entitled "Plan of Cosgrove Subdivision", Plan #E-87035, dated February 2, 1987 and recorded on March 11, 1987 in the Kennebec County Registry of Deeds.

Grantees, and their heirs and assigns, are hereby granted an easement of ingress and egress over and along a right of way more specifically referred to as Lantern Lane, so-called, as depicted on a plan entitled "Plan of Cosgrove Subdivision", Plan #E-87035, dated February 2, 1987 and recorded on March 11, 1987 in the Kennebec County Registry of Deeds.

Grantees shall not construct a building or erect a fence which will obstruct the Grantors' view of the Miller Library on the Colby College campus.

It is understood and agreed that this conveyance is made and accepted and the realty is hereby granted on and subject to the following covenants, conditions, restrictions and reservations, which covenants, conditions, restrictions and reservations shall apply to and run with the conveyed land; all successive future

owners and occupants shall have the right to invoke and enforce the covenants, conditions, restrictions and reservations applicable to this conveyance as the original parties hereto.

56-82

1. No building whatever, except a single private dwelling house with the necessary outbuildings, including a private garage, shall be erected, placed or permitted on the conveyed premises or any part thereof and such dwelling house permitted on the conveyed premises shall be used as a private residence only. The permitted dwelling house and the necessary outbuildings to be located on the conveyed premises shall be in a style or form or appearance to conform to the aesthetic values of the surrounding area.

2. Said lots shall not be subdivided.

3. No trailer, basement, tent, shack, garage, barn or other outbuildings erected in said subdivision shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

4. There shall be no leasing of said undeveloped land.

5. No horse, cow hog, goat or similar animals shall be kept or maintained on the premises conveyed. Domestic animals, such as dogs and cats, are excepted herefrom.

6. No sign, billboard or advertising devices of any kind, except those used in any subsequent sale of the property conveyed by the within deed shall be placed or otherwise installed on any lot or building herein.

7. A home office in which clients or patients are seen on an informal basis may be allowed in said subdivision.

8. All parties shall have the right of ingress and egress from a right of way as depicted in the "Plan of Cosgrove Subdivision", Plan #E-87035, dated February 2, 1987 and recorded on March 11, 1987 in the Kennebec County Registry of Deeds. Said right of way shall be used in common with other members of the public.

9. All of the lots shall have on display a lantern of appropriate aesthetic value to depict that it is part of Lantern Lane.

10. The Grantees shall construct a home on said lot within eighteen (18) months from purchase of said lot and the minimum house value shall be one hundred thousand dollars (\$100,000.00) excluding land.

Being the same premises conveyed to John P. Jabar and George M. Jabar, II by deed of Joseph Jabar, Sr. and Renee F. Jabar dated September 22, 1988 and recorded at the Kennebec Registry of Deeds in Book 3459, Page 72 on November 15, 1988.

RECEIVED KENNEBEC SS.

1989 APR 18 AM 9:00

ATTEST: *Theresa (Ruth) M. M...*
REGISTER OF DEEDS

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